



MINUTES
PLANNING AND ZONING COMMISSION
Thursday, August 6, 2020
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Chair Anthony Shimkus called the meeting to order at 6:31 p.m. Present were Chair Anthony Shimkus, Vice-Chair James Traylor and Commissioners Misty Holler, Cecil Chambers, Casey Bingham, Greg Helm and Jamie Brown. City staff present were Director of Community Development Peter Morgan and Senior Planner Alex Dixon. The meeting was held by videoconference.

II. INVOCATION

Commissioner Holler gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes of the July 2, 2020, Planning and Zoning Commission meeting.

Commissioner Traylor made a motion to approve the minutes as presented. Commissioner Holler seconded the motion. The motion passed by a vote of 7 ayes, 0 nays.

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of an Ordinance amending the Brookville Estates Planned Development (Ordinance 1066 and 1137) by amending the development standards and concept plan for Phase 2.

Director Peter Morgan introduced the item and provided details about the request. Clint Richardson, representing the applicant, spoke in favor of the request and was available to answer any questions. During public comment, Mr. Keith Wilkins spoke and requested for the developer to stay with the larger lot size. Commissioner Shimkus moved out of public hearing. Following discussion, Commissioner Holler made a motion to deny the item. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes (Holler, Chambers, Brown, Helm and Bingham) and 2 nays (Shimkus and Traylor).

2. Hold a public hearing and discuss and consider approval of a replat of the Intex Addition Replat, Lot 1A, Block 1.

Director Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Shimkus opened public hearing. No one spoke during public comment. Commissioner Shimkus closed the public hearing. Commissioner Traylor made a motion to approve the item. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

Commissioner Holler abstained from Public Hearing items 3 and 4 and was removed from the video conference at 7:00 p.m.

3. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 108.2 acres of land from Planned Development (Ordinance 19-15) to a Planned Development with Light Industrial and General Retail underlying zoning. The property is located southwest of the U.S. Highway 80 and Clements Drive (F.M. 460) intersection.

Director Peter Morgan introduced the item and provided details about the request. Mr. Morgan also stated the rezone would eliminate the single and multi-family zoning and incorporate light industrial and general retail uses. Mr. Darrell Grooms, representing the applicant, spoke in favor of the request. Commissioner Shimkus opened the public hearing. During public comment no one spoke. Commissioner Shimkus closed the public hearing and following a discussion, Commissioner Chambers made a motion to approve the item. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes (Chambers, Brown, Bingham, Helm, Shimkus and Traylor) and 0 nays.

4. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 38.526 acres of land from Commercial district and General Retail district to a Planned Development Overlay District with base zoning districts designated as Commercial District and MF – 15 District. The property is located north of E. US Highway 80 and west of Trailhouse Lane.

Director Peter Morgan introduced the item and provided details about the request. Darrell Grooms, representing the applicant, spoke in favor of the request and was available to answer any questions. During public comment Mr. Keith Wilkins spoke and asked specifically what type of residential dwellings were proposed. Commissioner Shimkus moved out of public hearing. Following discussion, Commissioner Traylor made a motion to approve the item. Commissioner Helm seconded the motion. The motion passed by a vote of 6 ayes (Chambers, Brown, Bingham, Helm, Shimkus and Traylor) and 0 nays.

Commissioner Holler rejoined the videoconference meeting at 7:20pm

5. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 49.498 acres of land from Mixed Use district to a Planned Development with Mixed Use underlying zoning. The property is located south of W. U.S Highway 80 and west of the W. U. S Highway 80 and W. Broad Street intersection.

Director Peter Morgan introduced the item. Ms. Angela Hunt, representing the owner gave a presentation and provided details about the request. Ms. Hunt was available to answer any questions. During public comment, no one spoke. Commissioner Shimkus moved out

of public hearing. Following discussion, Commissioner Helm made a motion to approve the item. Commissioner Brown seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

6. Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance by amending fence regulations.

Director Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Shimkus opened public hearing. No one spoke during public comment. Commissioner Shimkus closed the public hearing. Commissioner Traylor made a motion to approve the item. Commissioner Helm seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

V. ACTION ITEMS

1. Consider approval of a final plat for the Avery Addition, located at the southeast corner of F.M. 548 and F.M.741.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Helm, made a motion to approve the request. Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

2. Discuss and consider approval of a right of way final plat for Akron Way.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Holler made a motion to approve the request. Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

3. Discuss and consider approval of a right-of-way final plat for Sage Hill Parkway.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. The commission had no questions. Commissioner Bingham made a motion to approve the item and Commissioner Brown seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

4. Discuss and consider approval of a right-of-way final plat for Sierra Parkway and Akron way/Sage Hill Parkway

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Bingham made a motion to approve the item and Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

5. Discuss and consider approval of a site plan for City Park Storage at 110 Justice Center Drive.

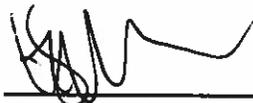
Director, Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Traylor made a motion to approve the item and Commissioner Holler seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

VI. ADJOURNMENT

There being no further business to bring before the Commission, Chair Anthony Shimkus adjourned the meeting at 7:44 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 3rd DAY OF SEPTEMBER 2020.

ATTEST:



Gladis Saldana, City of Forney



Anthony Shimkus, Chair